

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD  
30 Min. Past 5 o'clock P.M.

At Request of  
CITY CLERK

Book 1983, Page

51624

MAR 18 1983

Recorded in Official Records  
of Riverside County, California

William E. Conroy  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening  
Parcel 8

10544

TEMPORARY CONSTRUCTION  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GUSTAV G. KUHN and ERNA M. KUHN, husband and wife as joint tenants, as to an undivided 1/2 interest, and GEORGE A. PONTEFRACT, an unmarried man as to an undivided 1/2 interest as Grantors, grant to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, its successors and assigns, a temporary easement and right of way for the construction and installation of driveway approaches together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

All those portions of the SE 1/4 of Section 1, T. 3 S., R. 6 W., S.B.M., more particularly described as follows:

Parcel 1

COMMENCING at the northeasterly corner of that certain parcel of land conveyed to the City of Riverside, by deed recorded November 18, 1966, as Instrument No. 112302 of Official Records of said Riverside County; said corner being in the line which is parallel with and distant 40.00 feet west, as measured at right angle, from the east line of said Section 1;

THENCE North along said parallel line 65 feet to a point in the north line of that certain parcel of land conveyed to Vincent O. Arellano, et ux., by deed recorded October 4, 1950, in Book 1209, Page 122 of Official Records of said Riverside County;

THENCE West along said north line a distance of 7.00 feet to a line which is parallel with and distant 47.00 feet west, as measured at right angle, from said east line of Section 1;

THENCE North along said parallel line 5.00 feet to the true point of beginning;

THENCE continuing North along said parallel line 22.00 feet to a point hereinafter called Point "A" for description purposes;

THENCE West at right angle 18.00 feet;

10544

51624

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DESCRIPTION APPROVAL  
by George P. Hutchinson 1/13/82  
Surveyor

THENCE South at right angle 22.00 feet;

THENCE East at right angle 18.00 feet to said true point of beginning.

Area - 396 square feet.

Parcel 2

COMMENCING at Point "A" described herein above;

THENCE North along a line which is parallel with and distant 47.00 feet west, as measured at right angle, from said east line of Section 1, a distance of 25 feet to the true point of beginning;

THENCE East at right angle 16.00 feet;

THENCE North at right angle 18.00 feet;

THENCE West at right angle 16.00 feet to said parallel line;

THENCE South along said parallel line 18.00 feet to said true point of beginning.

Area - 288 square feet

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of driveway approaches, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter of material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion of the work of constructing the driveway approaches or within one year of the date of recording this document, whichever occurs first.

Dated JANUARY 3<sup>rd</sup> 1983

Gustav G. Kuhn  
GUSTAV G. KUHN

Witness: Ronald M. Bralcy

Erna M. Kuhn  
ERNA M. KUHN

APPROVED AS TO FORM  
Ronald M. Christian  
SENIOR DEPUTY CITY ATTORNEY

George A. Pontefract  
GEORGE A. PONTEFRACT

Approved as to Description

George P. Hutchinson  
Surveyor, City of Riverside

2110182 by —

STATE OF, CALIFORNIA  
COUNTY OF RIVERSIDE

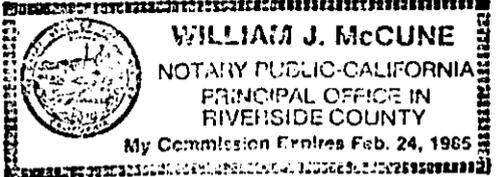
ss.

On this 15<sup>th</sup> day of MARCH, in the year 1983,  
before me, the undersigned, a Notary Public, in and for said State, personally appeared  
RONALD W. BRADLEY, known to me (or proved to me on the oath of

)  
to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by  
me duly sworn, deposes and says:  
That this witness resides in RIVERSIDE COUNTY  
and that this witness was present and saw ERNA M. KUHN

personally known to the said witness to be the same person described in and whose name is sub-  
scribed to the within and annexed instrument as a Party thereto, execute and deliver the same, and  
SHE acknowledged to said affiant that SHE  
executed the same; and that said affiant subscribed HIS name thereto as a witness.  
WITNESS my hand and official seal.

51624



*William J. McCune*  
Notary Public in and for said State

WOLCOTT'S FORM 262—ACKNOWLEDGMENT—Witness—Rev. 9-80  
©1980 WOLCOTT'S, INC.

STATE OF CALIFORNIA,  
COUNTY OF Los Angeles

ss.

ON January 3, 1983  
before me, the undersigned, a Notary Public in and for said State, personally appeared

Gustav A. Kuhn and  
George A. Pontefract, known to me,  
to be the persons whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

51624



*Mary H. Cimino*  
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this  
instrument dated 1/3/83 from Gustav A. Kuhn & Erna M. Kuhn,  
and George A. Pontefract  
for Part of S 1/4 Sec 11 T 33 R 6W SRM

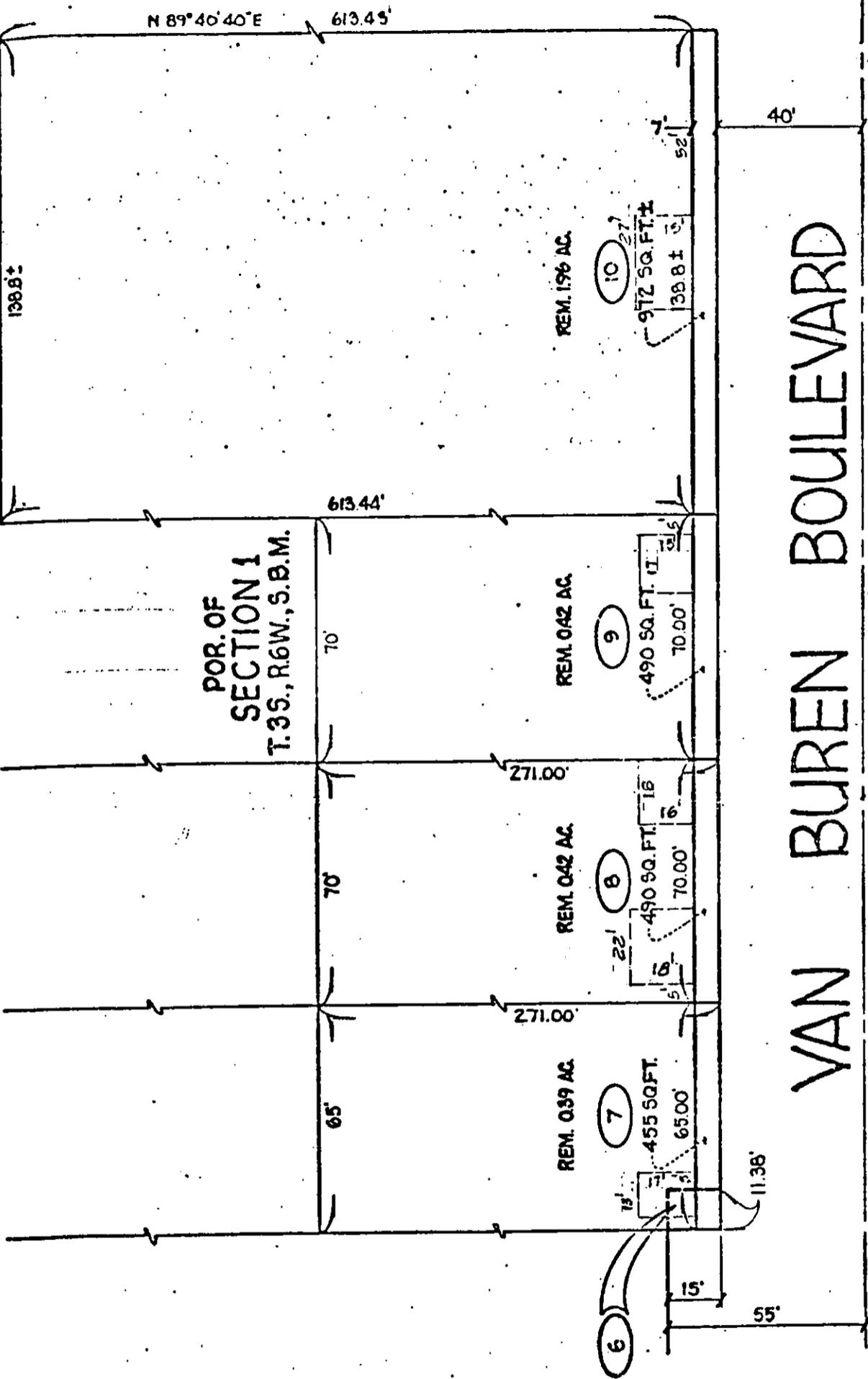
to the City of Riverside, a Municipal Corporation, is hereby accepted for  
and on behalf of said City pursuant to Resolution of the City Council there-  
of, recorded on January 28, 1983, as Instrument No. 18154 of Official Records  
of Riverside County, and the grantee hereby consents to recordation of this  
instrument through the undersigned duly authorized officer.

Dated 3/18/83

*William J. McCune*  
Real Property Services Manager

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POR. OF  
SECTION 1  
T. 35., R. 6W., S. 8M.

VAN BUREN BOULEVARD

N 00° 20' 40" E



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 5 OF 18

SCALE: 1" = 40'

DRAWN BY S.K. DATE 6/23/50

SUBJECT VAN BUREN BLVD. WIDENING

10544